

## **AMENDMENTS TO TOWN OF LEBANON ZONING REGULATIONS**

1. Amend Sec. 3.1. USE DISTRICTS by adding a new “RSR – Rural Senior Residence District” zone.
2. Amend Sec. 4.2. USE TABLE by:
  - a. Adding the words “Rural Senior Residence” as a new “Lebanon Zoning District”;
  - b. Permitting “Agriculture” as a “P” permitted use in the Rural Senior Residence District;
  - c. Adding the words “Age-Restricted Housing” and “Elderly Housing” to “Residential” land uses;
  - d. Permitting “Elderly Housing” as a “SP” special permit use in the Business, Village Green, Rural Agricultural Residence and Rural Senior Residence Districts.
  - e. Permitting “Age-Restricted Housing” and “Government” as a “SP” special permit use in the Rural Senior Residence District.
3. Add a new Sec. 4.12. entitled RURAL SENIOR RESIDENCE DISTRICT (RSR) as follows:

### **4.12 RSR – RURAL SENIOR RESIDENCE DISTRICT**

The purpose of the Rural Senior Residence District (RSR) is to allow for variations in density and residential use types which would not otherwise be permitted elsewhere in order to meet the special housing needs of those age fifty-five (55) years and older and to permit flexible site design so that housing may be constructed in harmony with natural site features as a special permit. Public and private utilities, streets and related improvements shall conform to the Subdivision Regulations.

#### **a. Permitted Uses.**

- 1) Agriculture, as defined in Sec. 4.3.a.2).
- 2) Accessory structures.

#### **b. Permitted after the granting of a special permit by the Commission.**

- 1) Age-Restricted Housing. Such housing shall be permitted at a density of 4 units per acre of land free of wetlands and water bodies. Housing shall be under common management and ownership, and be single-family detached or attached dwellings. The occupancy of any dwelling unit shall be limited to not more than three (3) persons, at least one of whom shall be 55 years of age or older.
- 2) Elderly Housing as permitted in Sec. 8.9.
- 3) Government facilities, with the exception of recreation fields.

4. Amend Sec. 5.2. HEIGHT, AREA AND YARD REQUIREMENTS SCHEDULE by adding the “RS-Rural Senior District” and associated requirements shown in italics.

<u>Minimum Lot Area</u>	<u>Minimum Lot Frontage</u>	<u>Front Yard Minimum</u>	<u>Side Yard Minimum</u>	<u>Total Side Yard Min.</u>	<u>Rear Yard Minimum</u>	<u>Livable Area Minimum</u>
<i>3 acres</i>	<i>0 ft.</i>	<i>Minimum of 25 foot property line setback</i>				<i>600sf Studio 800sf 1 Bed. 1,000sf 2 Bed</i>

5. Amend Sec. 8.4.i. PARKING STANDARDS by adding a second sentence to the first paragraph which reads “Garaged spaces are considered parking spaces”, and by adding a new use type entitled “age-restricted housing” and requiring a minimum of “2.5 [parking spaces] per each dwelling unit”.
6. Amend Sec. 8.9. by adding “RSR” between “RA” and “VGD” in the first sentence, which permits Elderly Housing in the Rural Senior Residence District.